

ORDINANCE NO. \_\_\_\_ OF 2010

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE NW CORNER OF EAST PRESTON AND KNIGHT STREET, SHREVEPORT, CADDO PARISH, LOUISIANA, FROM R-A-E, RESIDENCE-AGRICULTURE/EXTENDED USE DISTRICT, AND R-A, RESIDENCE-AGRICULTURE DISTRICT TO B-1, BUFFER BUSINESS DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, Louisiana, in due, legal and regular session convened, that the zoning classification of property located on the NW corner of E. Preston & Knight Streets, legally described below, be and the same is hereby changed from R-A-E, Residence-Agriculture/Extended Use District & R-A, Residence-Agriculture District to B-1, Buffer Business District.

Part of Sections 9 and 10 of Township 17 North, Range 13 West, located in Caddo and Bossier parishes in the State of Louisiana, being more accurately described as follows: Commencing at the Northwest corner of Section 9, Township 17 North, Range 13 West, and run THENCE South 28 degrees 10 minutes 01 seconds East for a distance of 4414.40 feet To an existing iron corner; THENCE South 51 degrees 20 minutes 29 seconds East for a distance of 329.92 feet to an existing iron corner; THENCE South 89 degrees 21 minutes 44 seconds East for a distance of 1555.16 feet to an existing iron corner, marking the northeast corner of Government Lot 9 of fractional section 9; THENCE South 89 degrees 21 minutes 44 seconds East for a distance of 760.88 feet to a point on the northerly right-of-way of East Preston Avenue; THENCE North 47 degrees 09 minutes 14 seconds East for a distance of 130.07 feet along said northerly right-of-way to the point of the beginning; THENCE North 42 degrees 50 minutes 46 seconds West for a distance of 800.00 feet; THENCE North 47 degrees 09 minutes 14 seconds East for a distance of 300.00 feet; THENCE South 42 degrees 50 minutes 46 seconds East for a distance of 178.05 feet; THENCE North 47 degrees 09 minutes 14 seconds East for a distance of 500.00 feet to a point on the westerly right-of-way of Knight Street; THENCE South 42 degrees 50 minutes 46 seconds East for a distance of 446.95 feet; THENCE along a curve to the right having a radius of 175.00 feet and an arc length of 274.89 feet, being subtended by a chord of South 02 degrees 09 minutes 14 seconds West for a distance of 247.49 feet; THENCE South 47 degrees 09 minutes 14 seconds West for a distance of 625.00 feet continuing along said right-of-way as it becomes East Preston Street back to the point of beginning; containing 12.50 acres, more or less.

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulations:

1. **Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.**
2. **A detailed landscaping plan shall be submitted to and approved by the Zoning Administrator prior to the issuance of building permits.**
3. **A subdivision plat that defines the building site shall be submitted to and approved by the MPC.**

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

**METROPOLITAN PLANNING COMMISSION  
LAND USE REPORT November 3, 2010**

sj

**CASE NO:** C-73-10: 1000 East Preston Avenue  
**APPLICANT:** MARK A. PREVOT  
**LAND OWNER:** Petrohawk Properties, L.L.C.  
**LOCATION:** Northwest corner of East Preston and Knight Streets  
**ZONING:** R-A-E and R-A to B-2  
**PROPOSED:** Office Complex

District: C/Long  
District: 8/Escude

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**GENERAL INFORMATION:**

- The applicant proposes to change the current zoning to allow the construction of a 70,780 square foot office building.
- The most recent case concerning this site was approved April 6, 2005 (case number C-21-05) for R-A-E limited to a Par 3 Golf Course, Miniature Golf, Driving Range and Batting Cage

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**SITE PLAN CONSIDERATIONS:**

- At the current time there does not appear to be any reason that B-2 zoning would be necessary to for the site to be developed as indicated on the site plan. B-1 zoning would be adequate for this purpose.
- **The applicant has revised the application to request B-1 zoning.**
- **A revised legal description has been submitted to rezone only the portion of the property containing the proposed improvements.**
- The site plan has been revised to reflect a two story building (the original plan indicated a single story structure).
- **The parking requirement for this site would be a total of 283 parking spaces (one space per 250 SF)**
- **294 parking spaces are indicated.**
- There are no parking lots indicated along the street site of the site.
- The building acts a visual screen to the majority of the parking lot from the street.
- Earthen berms and landscaping are indicated on the plan to visually screen the parking area not screened by the building.
- The majority of the parking lot is orientated so that pedestrian walkways are provided from parking spaces to the building so that pedestrians have minimal contact with vehicular traffic.
- The pedestrian walkways are shaded by a tree canopy along the entire walkway.
- Although no detailed landscaping information is indicated on the plan provided, the preliminary plan appears to be in compliance with ordinance standards. **A detailed landscaping plan must be submitted prior to the issuance of building permits.**
- A monument sign is indicated at the SE corner of the site. The sign does not appear to obstruct the line of sight at the intersection.
- The driveway shown on Knight Street shall be a right-in, right out, driveway only due the existing raised median at that location.
- A storm water detention area is indicated at the NW corner of the site as required by ordinance.
- Building site shall be platted in to a lot of record prior to the issuance of any building permits.

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**PUBLIC'S ASSESSMENT**

There was no opposition present.

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**BOARD'S DECISION**

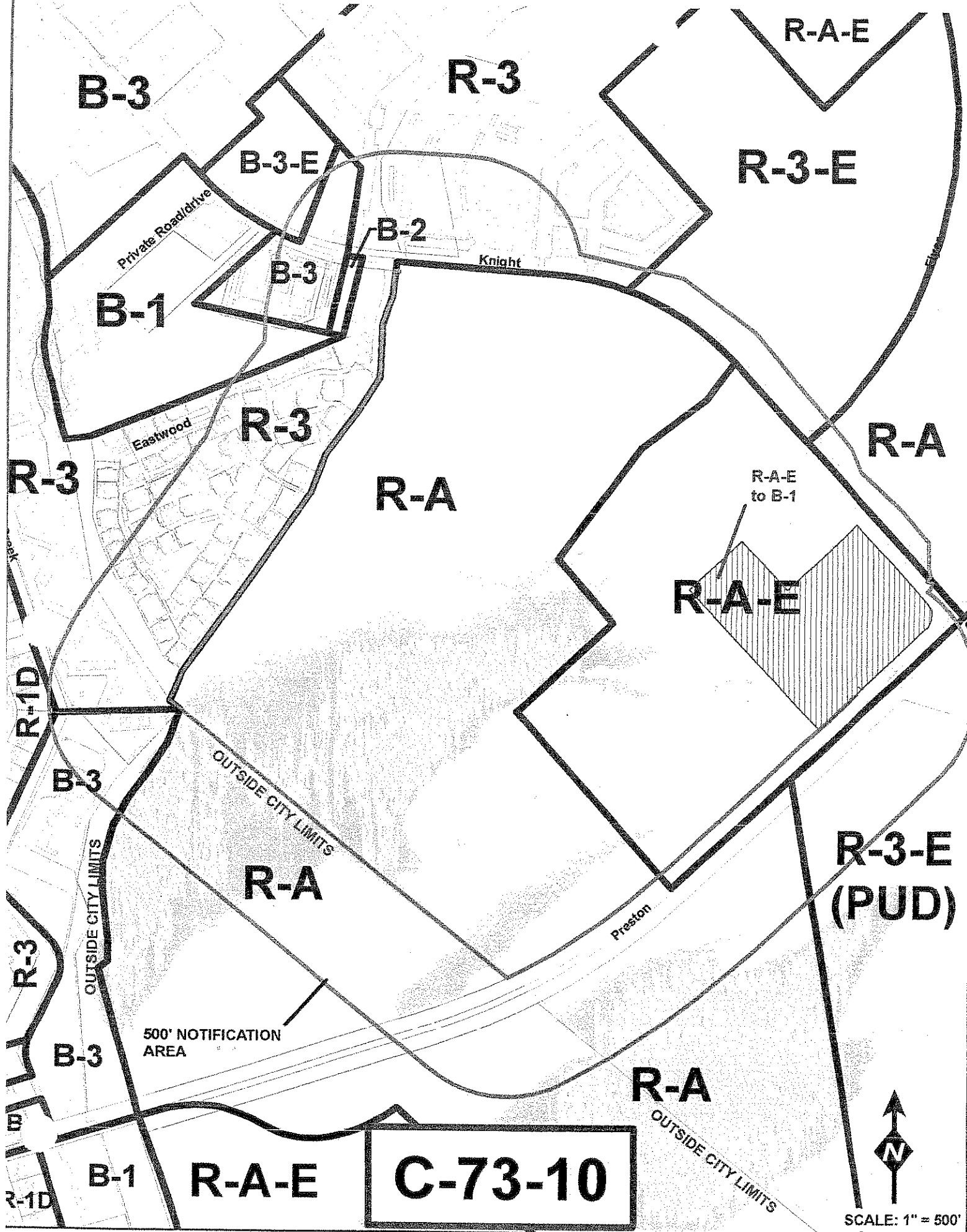
The Board voted 6-0 to recommend approval of B-1 zoning, subject to compliance with the following stipulations:

1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.
2. A detailed landscaping plan shall be submitted to and approved by the Zoning Administrator prior to the issuance of building permits.
3. A subdivision plat that defines the building site shall be submitted to and approved by the MPC.

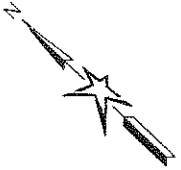
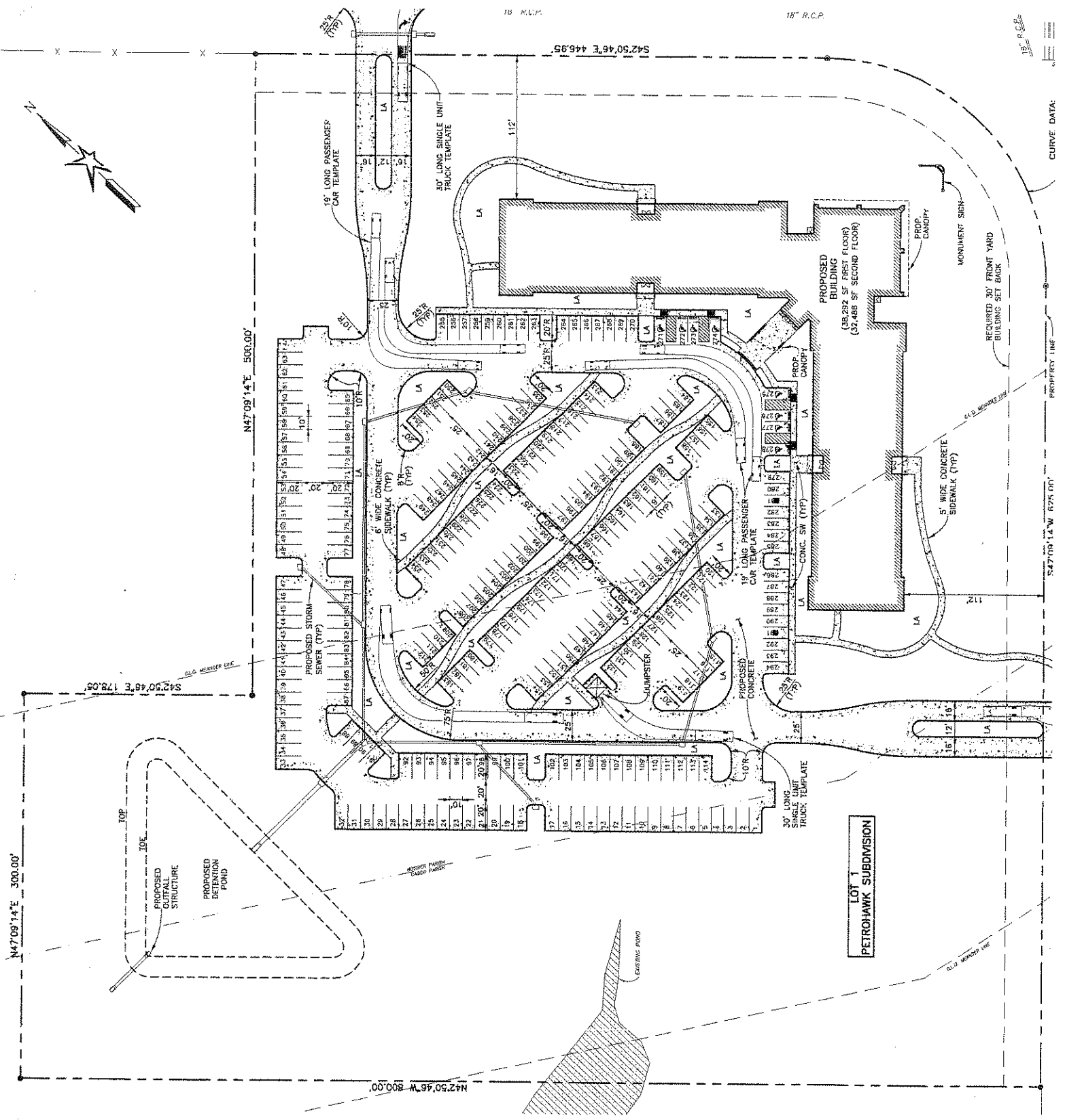
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The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.







18" R.C.P.  
18" R.C.P.  
18" R.C.P.

CURVE DATA:

LOT 1  
PETROHAWK SUBDIVISION

APPLICATION:

X CITY CASE

PARISH CASE

APPLICANT'S NAME: MARK W. PREVOT

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information).

MAILING ADDRESS FOR ALL CORRESPONDENCE:

223 FANNIN STREETPHONE: 318-227-9244  
(between 8:00 & 5:00)SHREVEPORT, LAZIP CODE: 71101FAX # 318-227-9644

EXISTING ZONING:

R-A-E

PROPOSED ZONING:

B-2

ACCEPTABLE ALTERNATIVE:

B-1MPC APPROVAL ☒SITE PLAN ☐PBG APPROVAL ☐PUD APPROVAL ☐PROPOSED USE: Office ComplexEXISTING USE: Golf Driving RangeIMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED: Existing structures to be removed and new 42,000 single story office building to be builtREASON FOR APPLICATION (justification for zoning change): Current zoning does not allow for office buildings. owner wishes to locate their regional offices on this site.ADDRESS OF SITE: 1000 East Preston Ave.ASSESSOR'S ACCOUNT NUMBER: BOSSIER PARISH: 152056  
CADD PARISH: 171309-001-0153-00

Found on tax notice - example; 171413-057-0047-00

LEGAL DESCRIPTION: SEE LEGAL DESCRIPTION OF SUBJECTPROPERTY TRACT, ATTACHED

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory. ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature. If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.

Ricard Gauthier

Name

000 Louisiana 4500 Houston TX 77002

Address

Ricard Gauthier

Signature

Name

Address

Signature

Name

Address

Signature

Petrohawk Energy Corp.

C 73'10

# STATEMENT OF INTENT GENERAL REZONING

APPLICANT'S NAME: MARK W. PREVOT

NATURE AND DESCRIPTION OF BUSINESS: The proposed building will be a corporate office building for Petrohawk Energy Corporation.

**REASON FOR AMENDMENT:** (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

**ERROR (there is a manifest error in the Zoning Ordinance)**

**CHANGE IN CONDITIONS** (changing conditions in a particular area make change in the Ordinance necessary and desirable)

**INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY (increased need for sites in addition to sites that are available)**

SUBDIVISION OF LAND (the subdivision of land into urban building sites makes reclassification necessary and desirable) TOTAL 127.44 ACRES

SQUARE FEET OF PROPERTY: lot 1 - 9.53 ACRES lot 2 - 97.91 ACRES

SQUARE FEET OF STRUCTURE(S) 43,150 S.F.

PARKING SPACES REQUIRED: 173 SPACES PROVIDED: 174

HOURS OF OPERATION (state proposed hours) 7Am to 7pm

To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

IS WATER PROVIDED BY THE CITY OF SHREVEPORT? YES

## IF NOT - WHAT IS THE SOURCE OF WATER?

IS SEWER PROVIDED BY THE CITY OF SHREVEPORT? YES

**IF NOT - WHAT IS THE SOURCE OF SEWER?**

**IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT? \_\_\_\_\_**  
**Water and/or Sewer availability letter will be required see the bottom of "check list" page**  
**(second page of application packet).**

IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY? YES, FLOOD PLAIN ZONE AE

C 73 '70

## SHREVEPORT METROPOLITAN PLANNING COMMISSION TECHNICAL REVIEW

- ☒ Dept. of Public Works - City Engineer All Cases
- ☐ Traffic Engineering - Traffic Engineer All Cases
- ☐ Dept. of Water & Sewer - Engineering Dept. All Cases
- ☐ Cross Lake Cases
- ☐ Permits & Inspections - Plans Examiner City Cases
- ☐ Fire Prevention City Cases
- ☐ Parish Engineer Parish Cases
- ☐ Health Department Parish Cases
- ☐ Police - OSI Liquor Cases

## INFORMATION CONCERNING PLOT PLANS SUBMITTED.

- ☒ Site is currently vacant & unimproved-
- ☐ All improvements are existing - no new construction
- ☐ Addition to structure \_\_\_\_\_
- ☒ Addition of a separate building \_\_\_\_\_
- ☐ No plot plan available at this time \_\_\_\_\_
- ☐ Misc. information: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

## COMMENTS PROPOSED FOR INCLUSION IN ZONING ORDINANCE:

*No crossover on Knight Street**RIGHT-IN / RIGHT-OUT IS ACCEPTABLE.*

COMMENTS: FOR THE BENEFIT OF THE PLANNER PROCESSING THE CASE

RECEIVED

OCT 26 2010

PLEASE SEND WRITTEN COMMENTS AND RECOMMENDATIONS ON EACH CASE

BY 10-27-10TO: *Reggie Mims*METROPOLITAN PLANNING  
COMMISSION



**SHREVEPORT METROPOLITAN PLANNING COMMISSION  
SUMMARY MINUTES OF THE PUBLIC HEARING  
November 3, 2010**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, November 3, 2010, at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Caddo Parish, LA.

**Members Present**

Dale Colvin, Chairman  
Lea Desmarteau  
Bessie Smith  
Desi Sprawls  
Christopher Washington  
Mary Wilson

**Staff Present**

Charles Kirkland, Executive Director  
Roy Jambor, Senior Planner  
Alan Clarke, Zoning Administrator  
Ione Dean, Senior Planner  
Diane Tullos, Office Administrator  
Stephen Jean, Senior Planner

**Bus Tour**

Tour cancelled; members were encouraged to tour the sites.

**Members Absent**

Mary Ruffins, Vice Chairman  
Winzer Andrews, Secretary  
Larry Ferdinand

**Others Present**

Evelyn Kelly, Asst. City Attorney

The hearing was opened with prayer by **MR. SPRAWLS** with the public being invited to participate.

The meeting was called to order and the procedure in hearing the applications on today's agenda was explained. All who wished to speak were urged to speak clearly into the microphone and to give their name and mailing address for further reference.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

In compliance with legislative action, anyone wishing to comment on any item on the agenda, not scheduled for public hearing on this date, will be permitted 3 minutes to do so at the end of this meeting.

**■ APPROVAL OF MINUTES**

A motion was made by **MRS. SMITH**, seconded by **DR. WILSON**, to approve the minutes of the October 6, 2010 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. **COLVIN**, **WASHINGTON**, **SPRAWLS**, and Meses. **SMITH**, **DESMARTEAU**, and **DR. WILSON**. Nays: None. Absent: Messrs. **ANDREWS**, **FERDINAND**, and Mrs. **RUFFINS**.

**► DEDICATIONS/ABANDONMENTS/SITE PLANS/SUBDIVISIONS/MPC APPROVALS****CASE NO. CA-3-10:****MARY & RICHARD ROLLINS**

South side of Beavers Nest Drive approximately 1000' east of Greenwood-Springridge Road  
R-A

Closure and abandonment of street R/W in Beavers Nest Subdivision

**Representative and/or support:**

Mr. Jimmy Whittington, Caddo Parish Commission (505 Travis, S-820, Shreveport, LA 71101)

- The neighbors are in support of the revocation of the dedication of a stub street that was never built.

There was no opposition present.

A motion was made by **MRS. SMITH**, seconded by **MR. SPRAWLS** to approve the application as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. **COLVIN**, **WASHINGTON**, **SPRAWLS**, and Meses. **SMITH**, **DESMARTEAU**, and **DR. WILSON**. Nays: None. Absent: Messrs. **ANDREWS**, **FERDINAND**, and Mrs. **RUFFINS**.

**CASE NO. C-73-10:** 1000 E. Preston  
**MARK A PREVOT**  
Petrohawk Properties LLC  
NW corner of East Preston and Knight Street  
R-A-E and R-A to B-2  
Office complex

**Representative and/or support:**  
Mr. Mark Prevot, Architect (no slip filled out)

There was no opposition present.

A motion was made by MR. SPRAWLS, seconded by MRS. SMITH to recommend approval of B-1 zoning, subject to compliance with the following stipulations:

1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.
2. A detailed landscaping plan shall be submitted to and approved by the Zoning Administrator prior to the issuance of building permits.
3. A subdivision plat that defines the building site shall be submitted to and approved by the MPC.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, WASHINGTON, SPRAWLS, and Mses. SMITH, DESMARTEAU, and DR. WILSON. Nays: None. Absent: Messrs. ANDREWS, FERDINAND, and Mrs. RUFFINS.